

STADIUM IMPLEMENTATION COMMITTEE

Thursday January 31, 2013

4–6 p.m.

319 City Hall

Meeting Minutes

Committee members present; Chairs: **Tom Fisher, David Wilson.** Members: Tim Baylor, Sandra Colvin Roy, Rolf Engh, Chris Ferguson, David Fields, Clint Hewitt, Betsy Hodges, Diane Hofstede, Barbara Johnson, Peggy Lucas, Wade Luneburg, Cory Merrifield, Tom Meyer, James Norkosky, Kevin Reich, Craig Taylor

Committee members excused: Russ Adams, Hussein Ahmed, Sarah Harris, Peter McLaughlin, R.T. Rybak, Cathy Rydell, Jesse Winkler, Judy Yates Borger

Guests: Lynn Regnier (Elliot Park); Phil Eckhert (Hennepin County); Jeanne Witzig (Kimley Horn); Jim Harwood (Metro Transit); Bob Fine (Minneapolis Park Board); Michele Kelm-Helgen, Bill McCarthy, Tiffany Orth, Barbara Butts Williams (MSFA); Jeff Anderson, Lester Bagley, Jim Cima, Larry Redmond (Mn Vikings); Tom Schmall (Mortenson); Richard Meryhew (Star Tribune); Varun Kharbanda (Timeshare)

Staff/consultants present: Peter Brown, Kevin Carpenter, Hilary Dvorak, Beth Elliott, Jeff Handeland, Velma Korbel, Chuck Lutz, Erik Nilsson, Sally Westby

1.0 Call to order – the meeting was called to order at **4:06 p.m.** by co-chair David Wilson.

2.0 Approval of Minutes of 11/19/12 meeting – In response to a question regarding the Environmental Impact Statement (EIS) discussion on page 4 of the minutes, it was confirmed that staff went through the potential EIS topics and aligned them to committee's adopted principles. This information was shared with the Metropolitan Sports Facilities Authority (MSFA) staff and consultants.

It was then **MOVED and SECONDED** that the minutes of the 11/19/12 Committee meeting be approved. The motion **CARRIED**.

3.0 Updates – Chuck Lutz reported that January had been a busy month. Since the last meeting in November, the City has received a proposal from Ryan Co. for a significant new project on some of the blocks owned by the Star Tribune. If the Ryan project were to go forward, it would likely share parking with the Stadium on game days.

4.0 MSFA Progress Reports

a) Design Progress and Schedule – Michele Kelm-Helgen reported that a draft Equity Plan has been completed. It contains goals for construction workforce hiring and for the hiring of women and minority owned businesses as subcontractors to the Construction Manager (CM). The goals adopted are higher than those utilized on Target Field. Achieving these goals will take a major effort but MSFA is committed to doing so. Experience in implementing equity plans will be an important factor in the selection of the CM for the project. There will be a community oversight committee that will receive reports from the CM and its sub-contractors on progress toward achieving the Equity Plan goals. Two loaned executives from the Metropolitan Council are working with the MSFA on the Equity Plan. Significant outreach and training will be needed to meet the goals. A

Request for Proposals (RFP) is being issued for a recruitment and training program. Since there are many groups in the Twin Cities that have expertise in these areas, they are being encouraged to bid together for the recruitment and training program contract. As part of the recruitment and training program, the CM will do a forecast of worker availability. Equity Plan details are on the MSFA website (www.msfa.com). The final version of the Equity Plan will be voted on as part of the CM's contract. The MSFA is hoping to have a type of employment office on the Stadium construction site where people could go to get job information. The MSFA will probably do an RFP for this service. Committee members complimented Kelm-Helgen and the MSFA for their commitment to subcontractor and workforce equity and training.

The decision regarding the hiring of a CM for the Stadium will be made in February. The Schematic Design (SD) for the project will be done in March although a specific date has not been determined. No decision has been made yet regarding an SD unveiling event. Groundbreaking is planned for the fall – likely October.

MSFA and City staff are meeting regularly. There has been extensive discussion regarding the Ryan Company's development proposal. The block on the northwest corner of the stadium site that is currently planned to be part of the stadium plaza would become shared parking under the Ryan proposal. While the Ryan plan does not substantially affect the Stadium design, it could bring revitalization and jobs much sooner to the area than anticipated. Tom Oslund has been selected as the Landscape Architect for the project.

In response to a question by Sandra Colvin Roy, Kelm-Helgen said that the MSFA does not intend to make public any of the 50% Schematic Design (SD) documents. All work is geared toward completing and releasing the 100% SD in March.

Chuck Lutz reported that the City has sent the MSFA a checklist that will determine when the SD is complete. Ideally the IC will see the 100% SD prior to the 3/28 IC meeting. If necessary, a special committee meeting could be scheduled.

The Schematic Design will likely be reviewed at several IC meetings (e.g. in March when it is first presented and then again in April once the public has been engaged and staff has completed a review). The City's 60 day review period begins once the SD is delivered to the City. Following City Council approval, there is an additional 45 day period of review.

In response to a question from Tim Baylor, Chuck Lutz said that a separate equity plan would be developed for the Ryan project if it were to go forward. That plan would be developed by Ryan and its contractor.

b. Environmental Impact Statement (EIS) Process – Jeanne Witzig of Kimley Horn gave an overview of the EIS process. The process will be iterative and collaborative. Nothing is being done in

a vacuum. There has been notable discussion around the traffic analysis. Staff is working on the base assumptions for the traffic analysis to ensure that it is correct from the beginning. Other key issues that have been raised with HKS, the stadium architects, include: storm water management; event noise; lighting on the plaza; and building orientation. Noise will be studied with both roof on and roof off options.

In response to a question from Tom Fisher, Witzig said that the EIS consultants and HKS are working together to complete as much work as possible before the stadium design is completed. In the EIS process, however, the document issued is a draft that is often refined to take into account design and mitigation measures.

The proposed Ryan development will be considered during the EIS process due to the development's impact on parking. In regard a question about lighting from Diane Hofstede, Witzig said the EIS will focus on what exists today around the stadium and what is likely to occur. There is awareness that lighting could have an impact on future developments.

5.0 Subcommittee Progress Reports

- **Design** – Tom Fisher reported that the Design Subcommittee has been on hold awaiting more design information. The subcommittee will meet again in February. He also reported on a Washington Avenue design charrette that he, David Wilson and Diane Hofstede attended. A major outcome was the desire for Washington to become a “multi-modal transit corridor” that includes bikes, pedestrians and green. This could be a great connection to the Stadium.
- **Planning** – David Wilson said that the Planning Subcommittee is working to better understand the district around the stadium and how the Planning Principles can be applied to it. To this end, the subcommittee is holding three symposiums. The subcommittee also had a presentation on neighborhood LEED certification. While LEED is typically applied to individual buildings, it could also be sought for a neighborhood.
- **Stakeholder** – Peggy Lucas reported on the work done by the Stakeholder Subcommittee during the Vikings season. The subcommittee met with representatives of numerous stakeholder groups and monitored the impact of game day food trucks. The subcommittee will be meeting jointly with the Planning and Design Subcommittees in February to take part in the second of the Planning Subcommittee's symposiums.

Lutz reported that he met with City staff regarding tailgating for 2013 and the possibility of adding the Armory as an events center.

6.0 Adjournment – 5:20 p.m.

7.0 Next Meeting – Thursday Feb. 28 @ 4 – 6 p.m. Room 319 City Hall